



65 Kirkstall Lane, Leeds, LS5 3JZ

An excellent and very well presented, two bedroom apartment in Kirkstall.

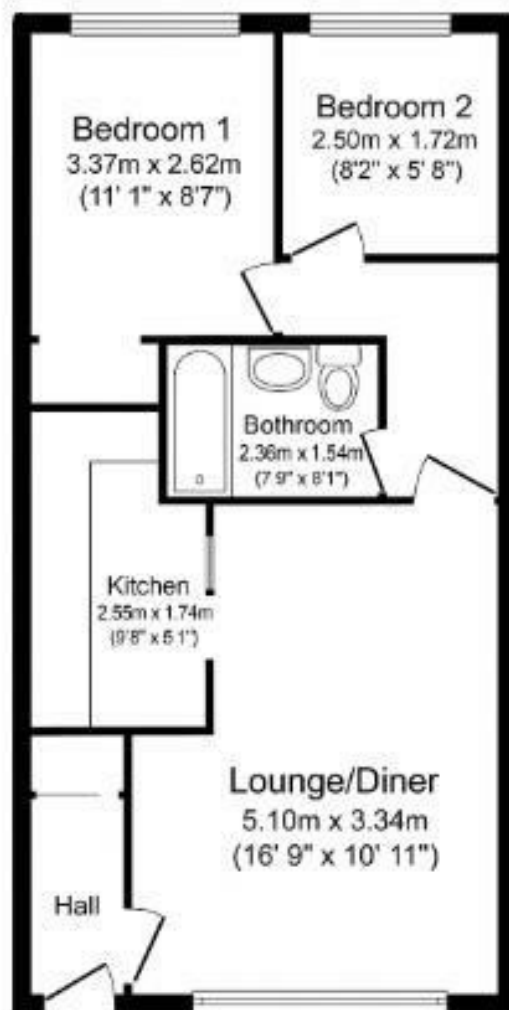
With a private entrance and situated at ground floor level, this property includes a front lawn area and parking to the rear.

The apartment opens into a porch area with ample storage, leading to a bright, comfortable reception room with recently installed herringbone flooring and plenty of natural light. A separate kitchen includes fitted appliances both under counter and overhead. A large master bedroom to the rear is accompanied by a smaller guest room or study. A modern house bathroom (installed 2022) is fully tiled and incorporates a bath with shower over.

- Two Bedroom
- Front Lawn
- Parking to Rear
- Modern Bathroom
- Excellent Location

£139,950

www.fletcherprops.com



Ground Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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Tel: